

Brookline Preservation Commission

Demolition Application Report

Address: 116 Columbia Street
Applicant: 116 Columbia Street LLC
Building Type: House
National Register Listing (if Applicable): N/A



Historical/Architectural Significance:

The land on which the building at 116 Columbia Street sits was once part of a large tract of land once owned by David S. Coolidge, which was subdivided into 38 lots in 1908. By 1919, the vast majority of the lots had been resold and developed, with the site of 116 Columbia Street being the only lot from the subdivision fronting Columbia Street that remained vacant. Sometime between 1919 and 1922, the land directly west of the property was subdivided, and in 1922, the prominent builder-developer Harry Sklvaver erected a suite of four identical houses designed by Samuel Levy. The following year, Dr. Alfred W. Gwinnell acquired the site of 116 Columbia Street and commissioned the architect M.G. Mastrangelo to design a two-family dwelling. Gwinnell, a physician by trade, bought homes for improvement and owned many properties throughout the Greater Boston area during his lifetime. Gwinnell resided in one of the units at 116 Columbia Street between 1923 and 1925 and rented the second unit to Frederick D. Carder, a salesman, and his wife, Florence. Gwinnell retained the property until 1925, when he conveyed the property to Jessie Blatt nee Hozid.

The house at 116 Columbia Street rises two-and-one-half stories from a cut stone foundation to a hipped asphalt roof and is clad in replacement siding. The façade features a left-aligned entrance sheltered by a pedimented portico supported by columns and a right-aligned full-height, projecting rectangular bay featuring a grouping of four narrow double hung windows on the first story with an additional three grouped above. A one story, rectangular hipped roof wing protrudes from the northeast corner of the main block. Mastrangelo clearly drew inspiration for the design of the building from the neighboring properties, and designed the dwelling with many Craftsman elements, including its overhanging eaves with exposed rafter tails, eaves-through chimney, and a gently pitched hip roof. Although the original windows, which were

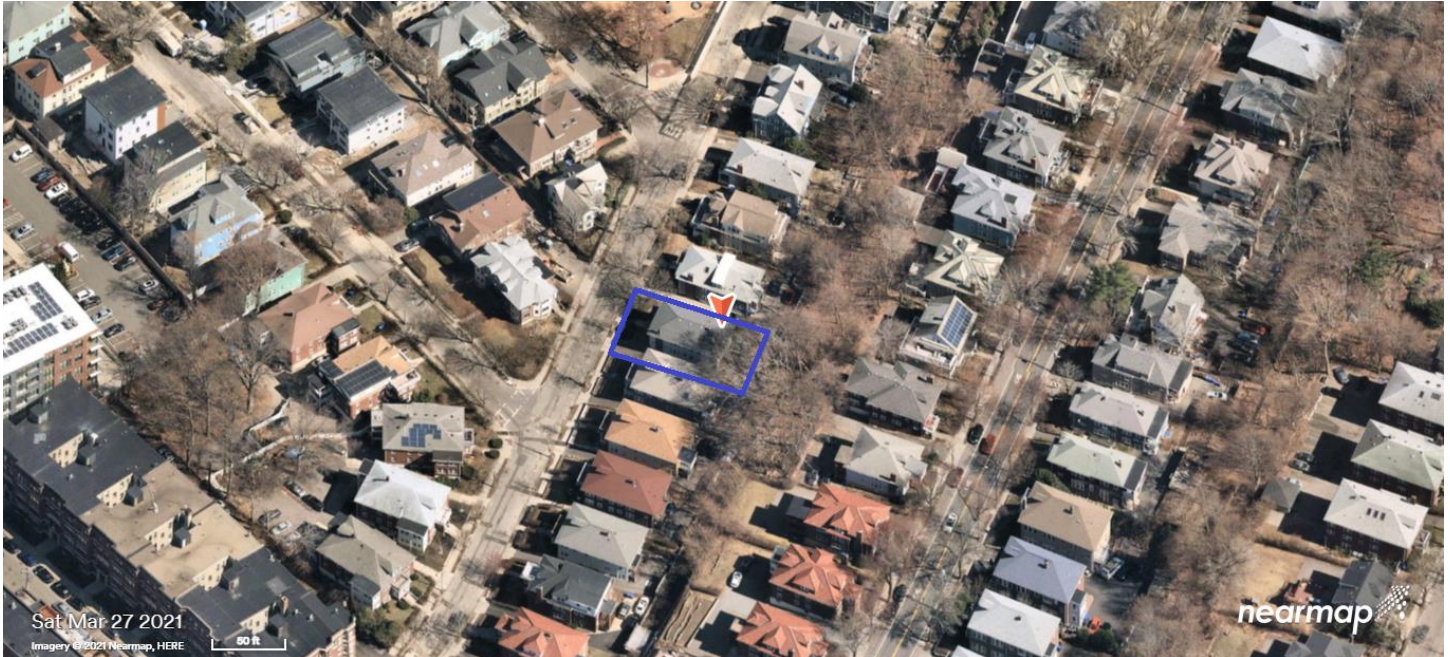
primarily 6/1 double hung wood windows, have been replaced with vinyl replacements, there have been no alterations to the pattern of fenestration, which retains the grouped narrow windows and upper story square windows.

The house at 116 Columbia Street retains integrity of location, setting, design, and feeling.

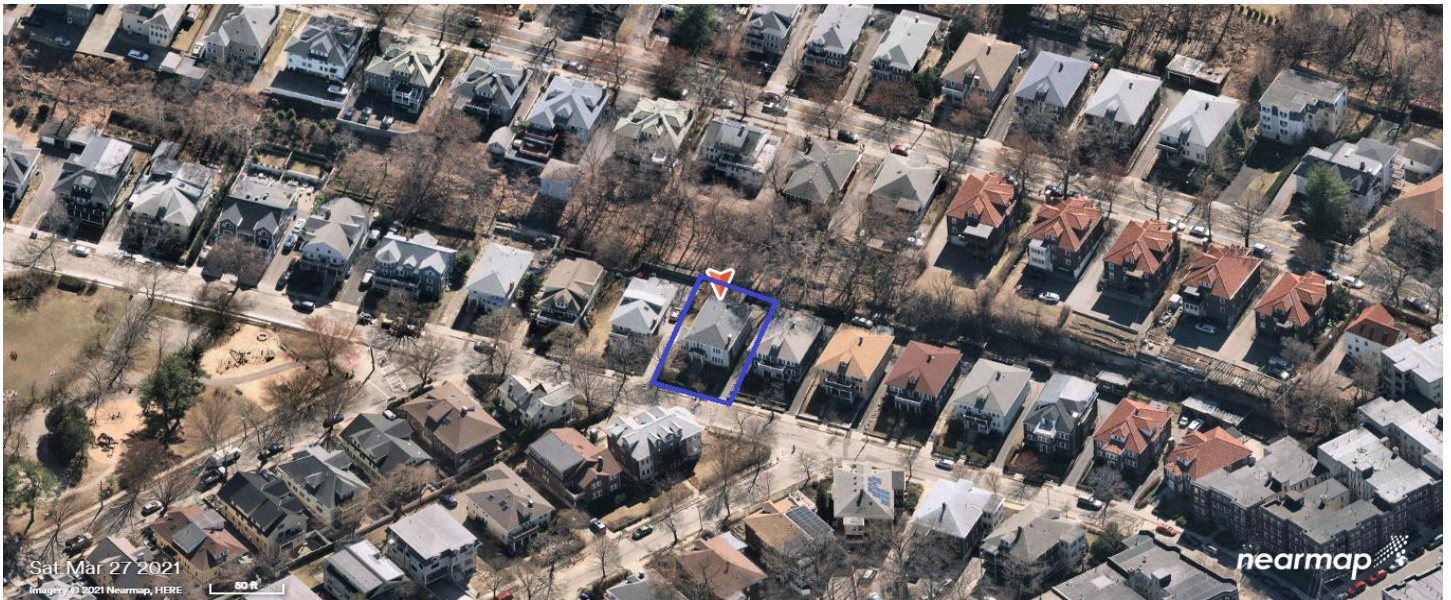
The house at 116 Columbia Street meets the following criteria for an initial determination of significance:

c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the town or Commonwealth; and

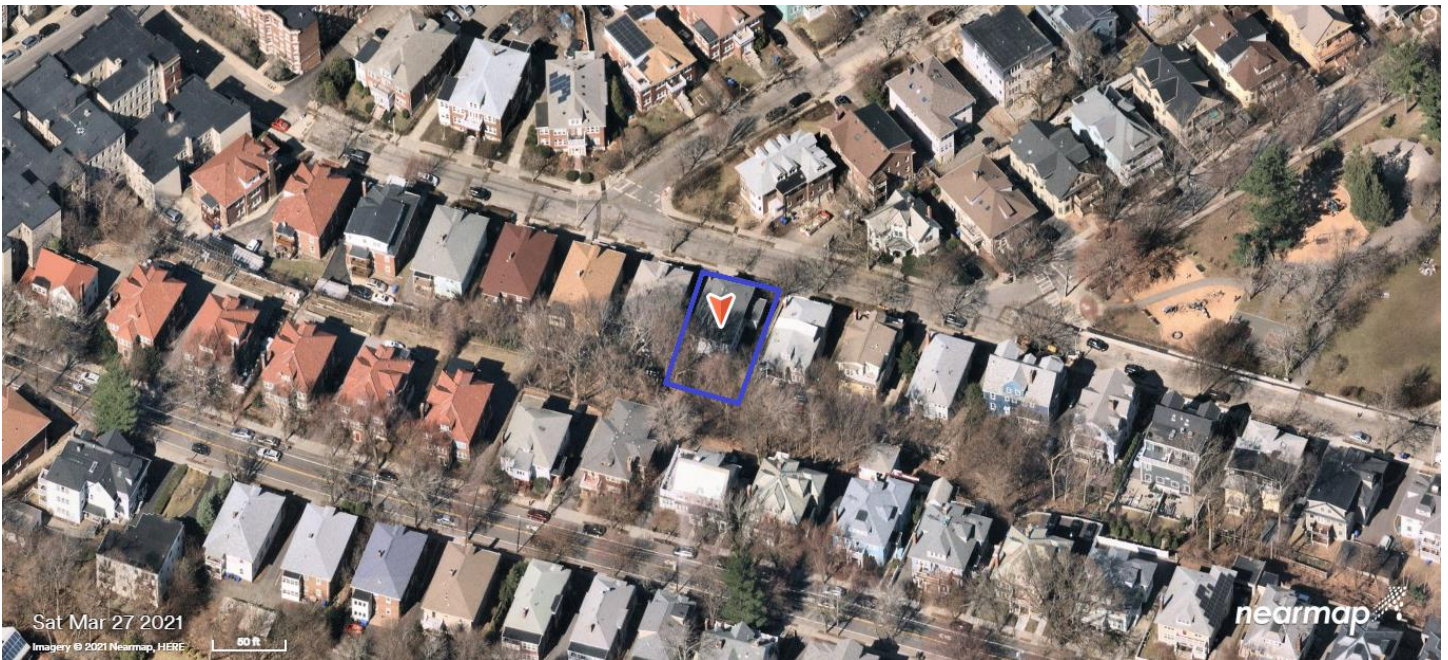
d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.



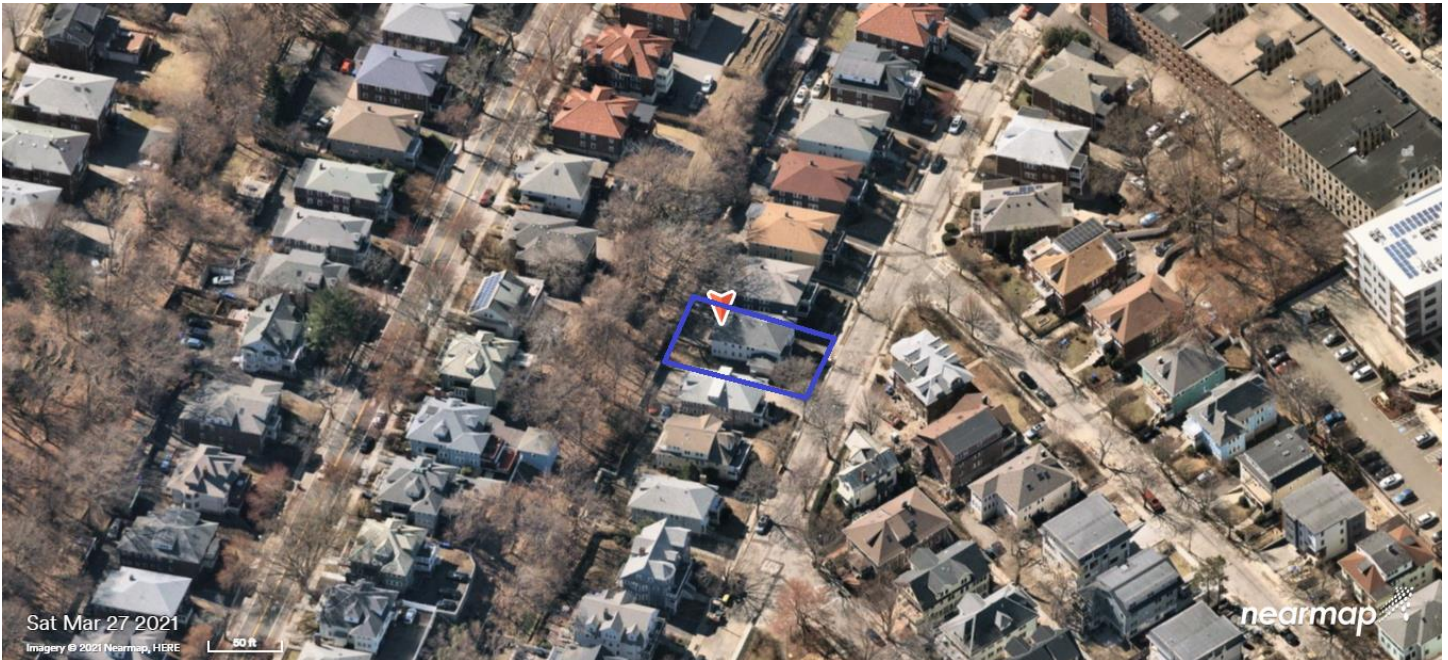
Aerial view of 116 Columbia Street, looking south.



Aerial view of 116 Columbia Street, looking east.



Aerial view of 116 Columbia Street, looking north.

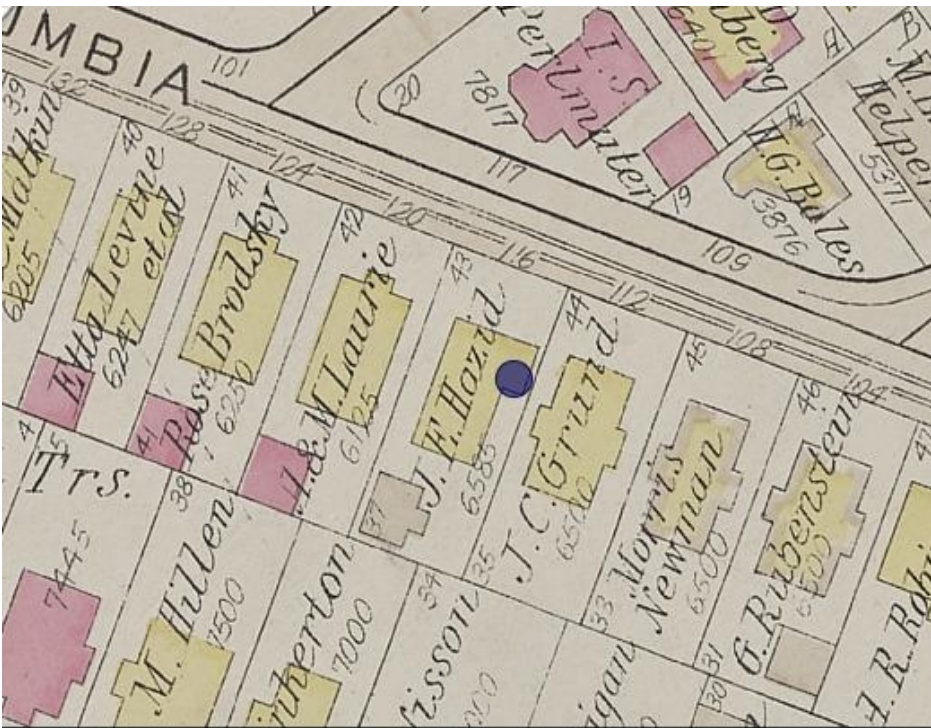


Aerial view of 116 Columbia Street, looking west.



Views of the façade from
Columbia Street, taken by
staff December 2021





The property as shown on the 1927
Bromley Atlas of the Town of Brookline